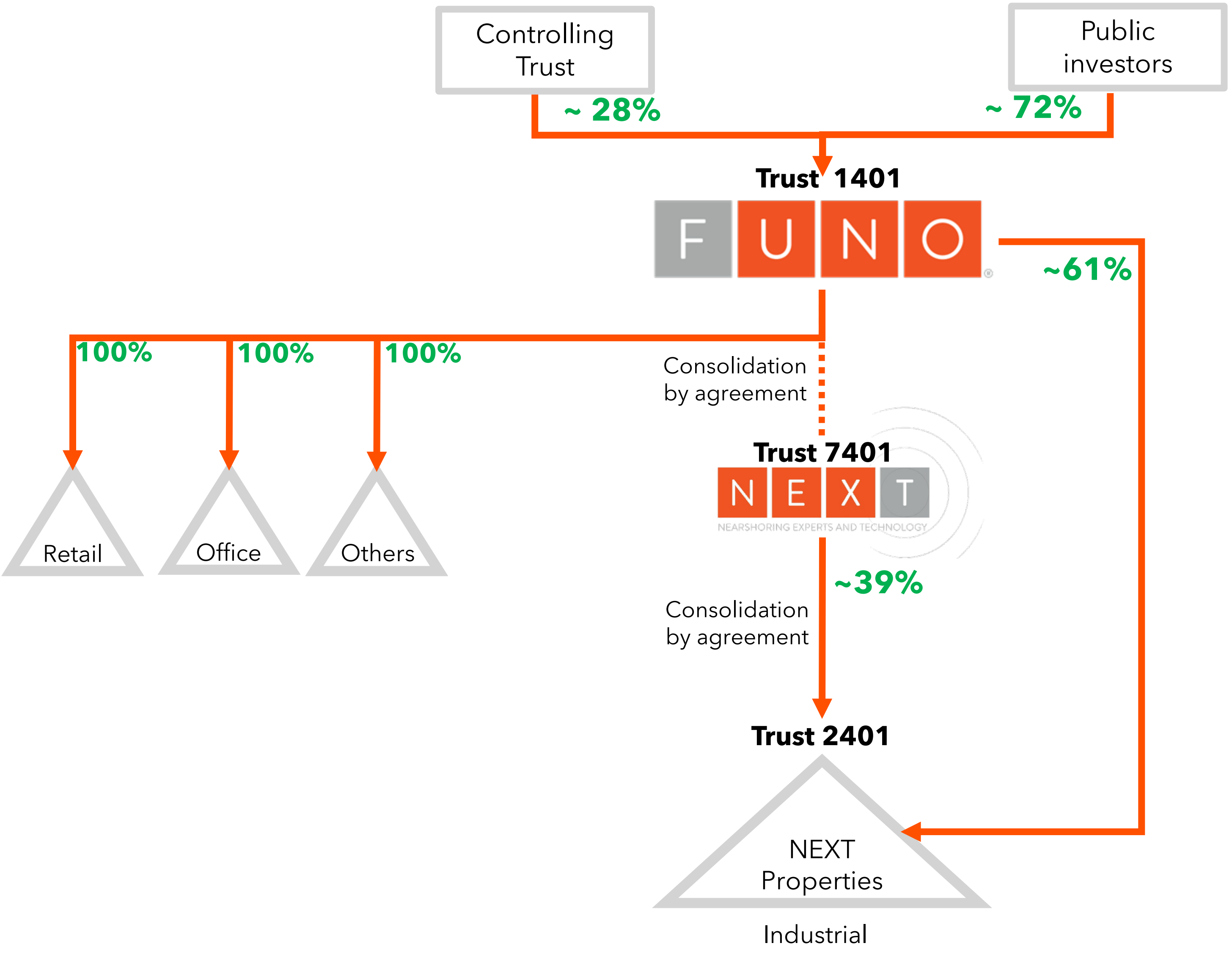
FUNO®

CORPORATE PRESENTATION

2Q26

POST NEXT CORPORATE STRUCTURE



STRATEGIC ACCOMPLISHMENTS

Strategic accomplishments

1.Internalization

- Internally managed vehicle.
- Listened to the market and delivered.

2. Fibra NEXT's IPO & JV with FUNO

- Fair valuation of our industrial assets.
- Provides market to pure play industrial vehicle.
- Access to non-dilutive capital to grow.

3. Mitikah's full acquisition

- Consolidates crown-jewel asset.
- Delivery on significant value creation for FUNO shareholders.

Positions FUNO ready to capture:

- ✓ New Investors base
- ✓ Future growth

FUNO

LIABILITY MANAGEMENT ACCOMPLISHMENTS

Liability Management

1. Bond Issuance
   - Significant reduction in our FX and refinancing risks.

2. Short-term debt refinancing
   - Through a 5+2 year syndicated unsecured loan.

3. Total debt reduction
   - Through Next Properties bond exchange and tender offer for ~Us.1.87 billion.
   - Bank debt transfer to NEXT properties for~ Us. 900 million.

- ✓ Balance Sheet improvement
- ✓ Extended maturity profile
- ✓ Credit profile improvement
- ✓ We listened and we delivered

FUNO

FUNO AT A GLANCE

Fibra Uno is the **largest, fully integrated, total return focus** real estate company in Mexico and Latin America, designed with a **counter-cyclical** business model.

GLA: 134,539,071 sqft

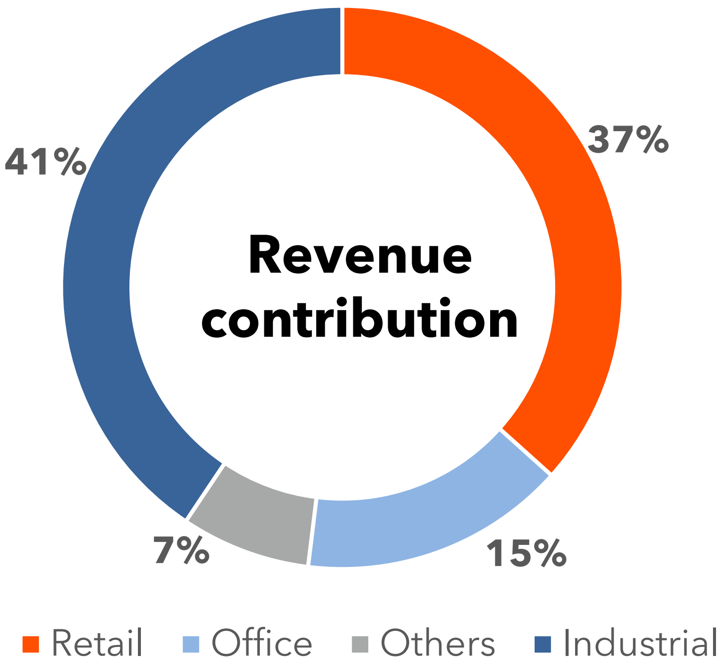
620 operations

95.7% occupancy

3.6 years (Avg. Term)

Annualized Revenues[(1)]: $31.7 billion pesos

Currency breakdown: 20% USD / 80% MXN



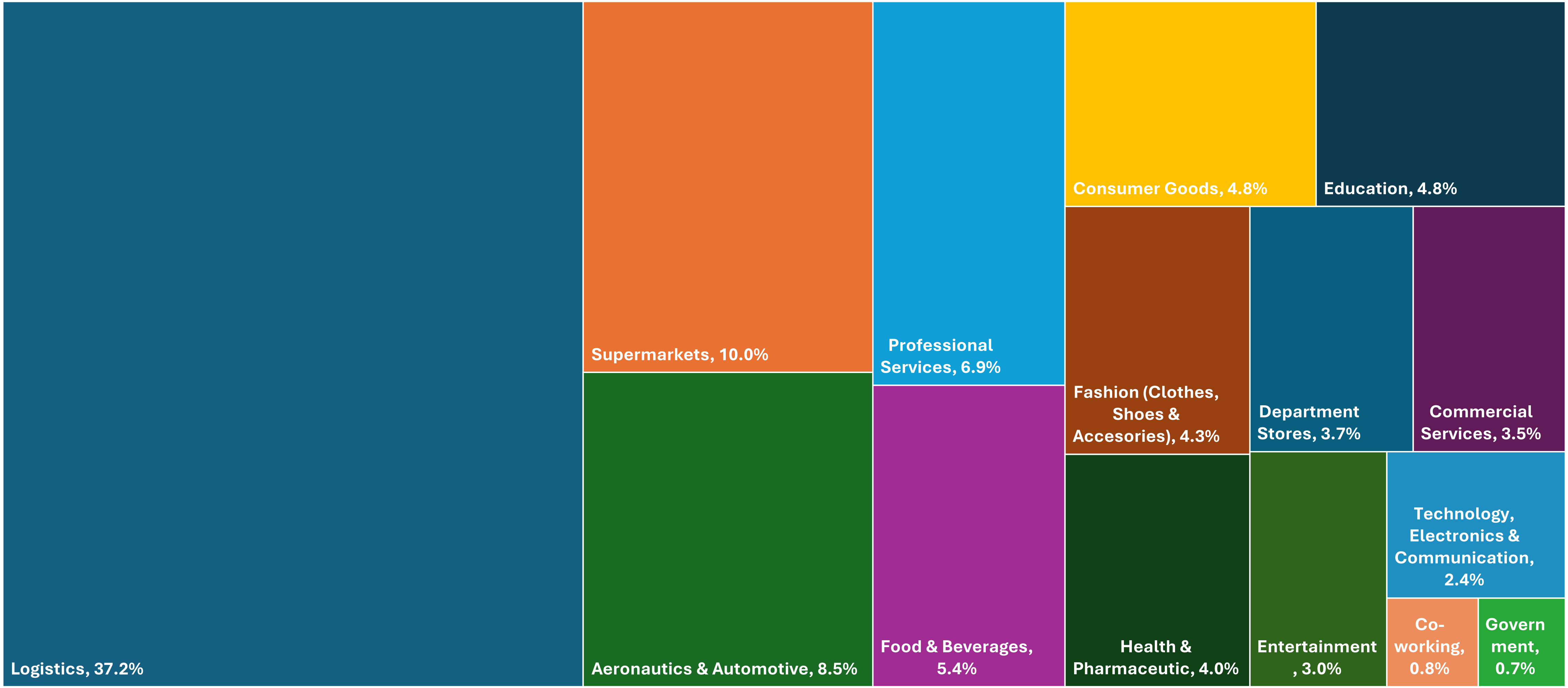
(1) 2Q26 x 4.

TOP TENANTS

FUNO´s portfolio is highly diversified not only by geography but also by quantity and type of tenants. It comprises over 2,900 tenants who cherish their key locations, the quality of their buildings, and their relationship with their real estate partner.

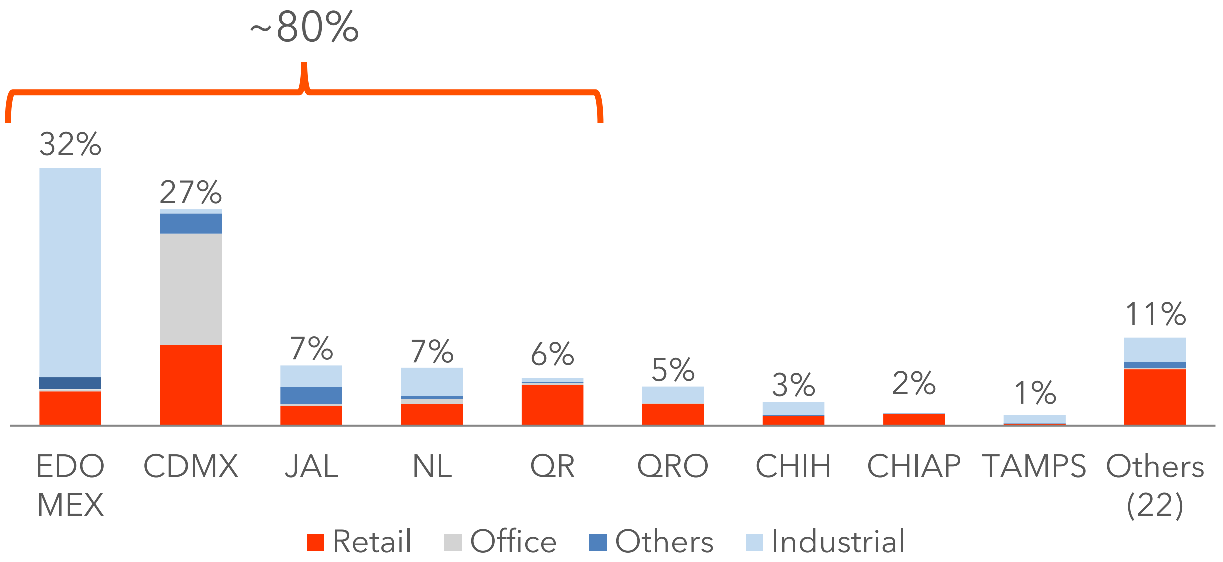
Top	Sector	ABR %
1	Supermarkets	7.4%
2	Education	3.4%
3	Professional Services	2.2%
4	Education	1.7%
5	Logistics	1.4%
6	Co-Working Space	1.4%
7	Food & Beverage	1.2%
8	Entertainment	1.2%
9	Commercial Services	1.1%
10	Department Stores	1.0%
	Total	**21.8%**

PORTFOLIO DIVERSIFICATION BY INDUSTRY

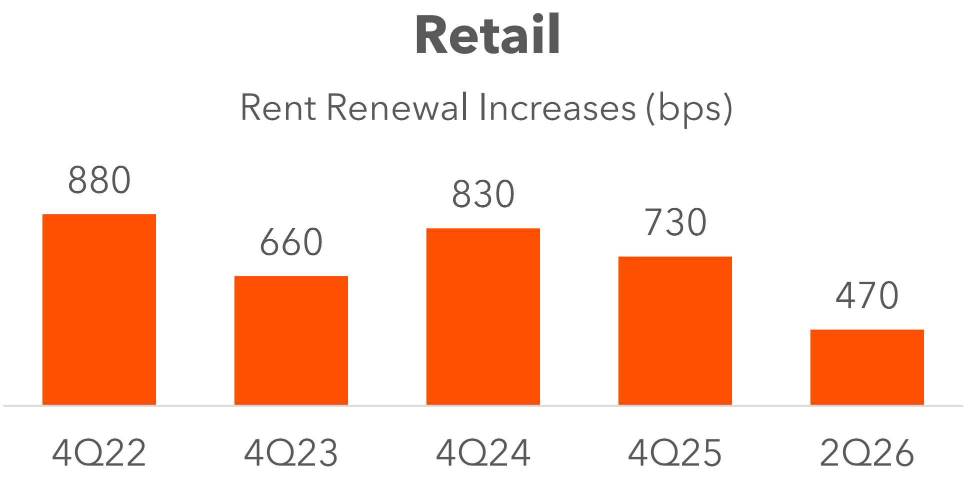


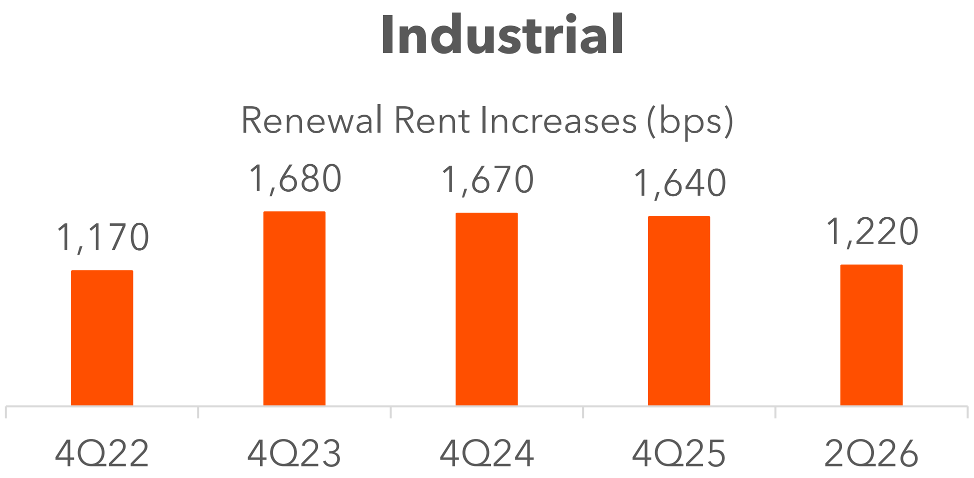
FUNO

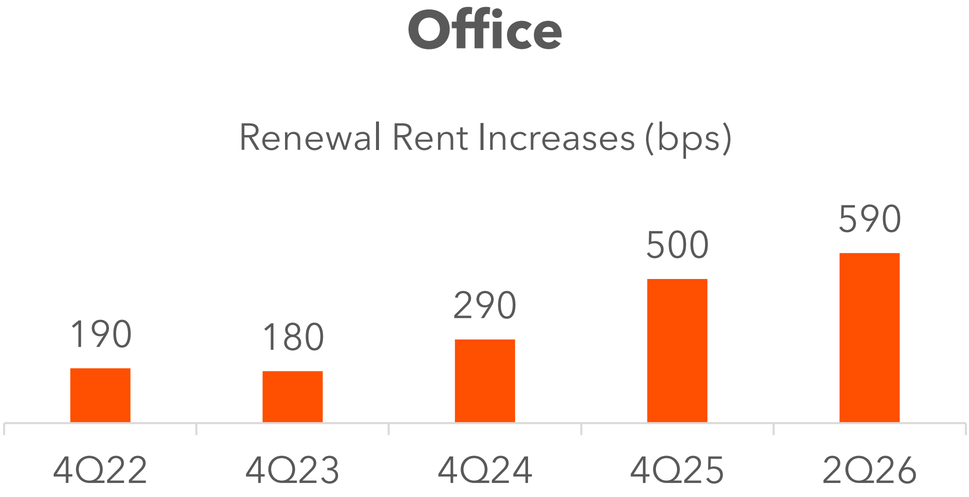
PORTFOLIO DIVERSIFICATION BY GEOGRAPHY



LEASING SPREADS IN PESOS



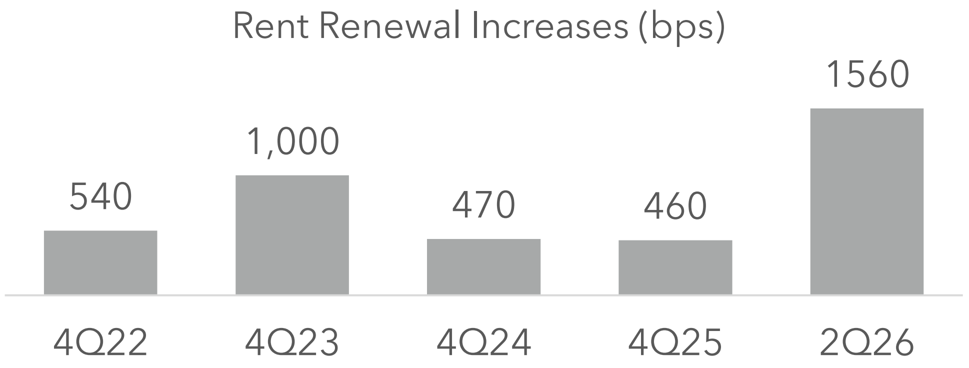




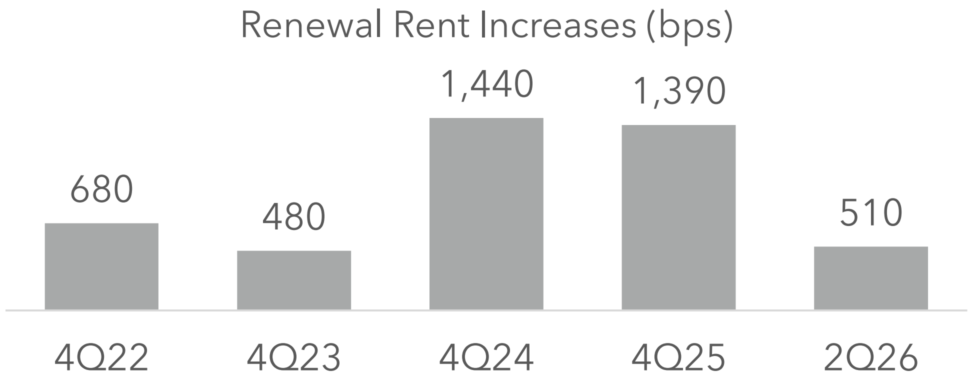
FUNO

LEASING SPREADS IN DOLLARS

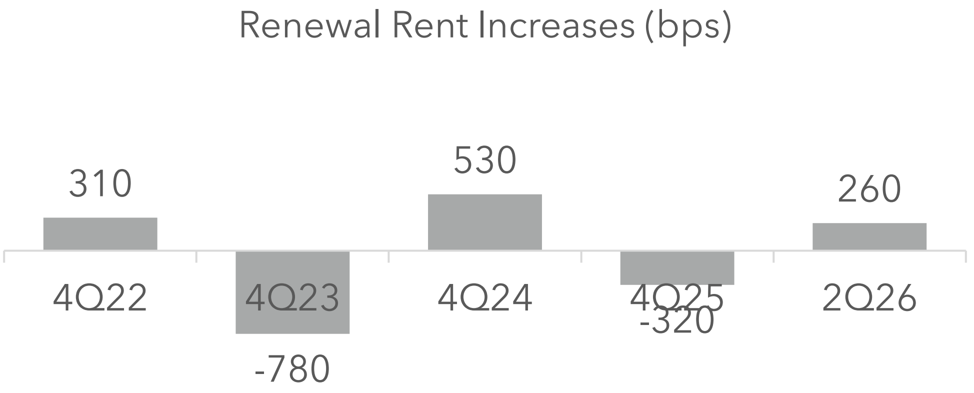
Retail



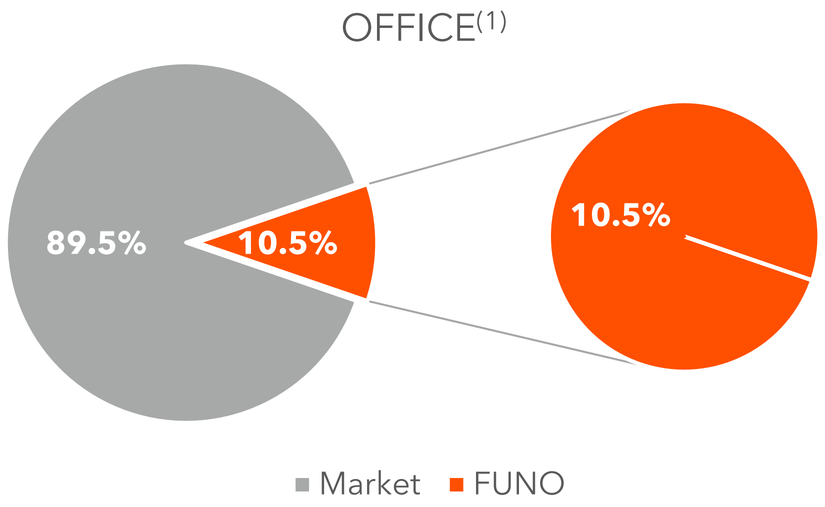
Industrial

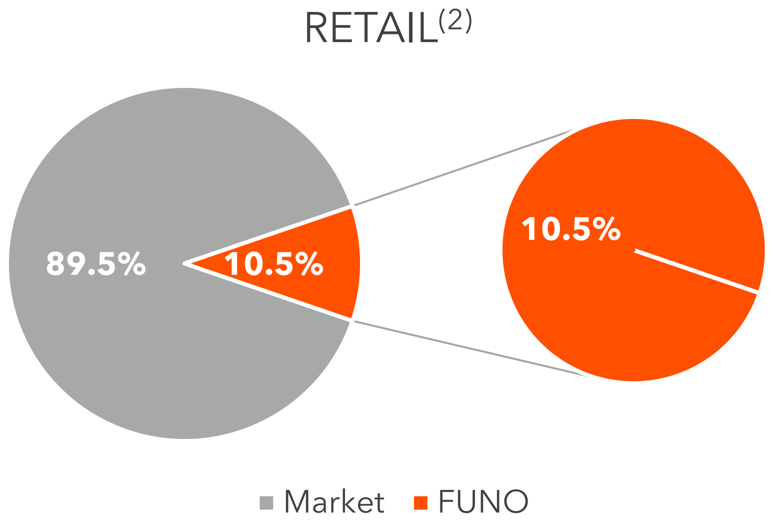


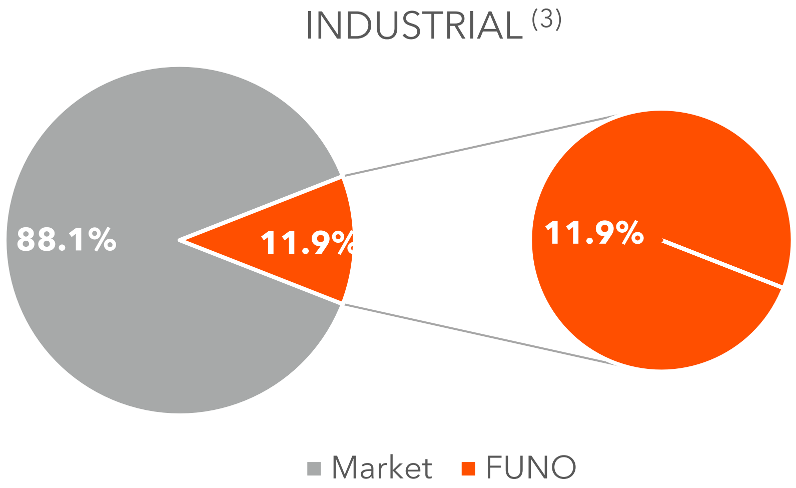
Office



MARKET SHARE







Sources:
1) CBRE Office market reports as of 2Q26.
2) Colliers Retail market report 1S26.
3) CBRE Industrial market report as of 2Q26.

Debt profile AS OF TODAY(1)

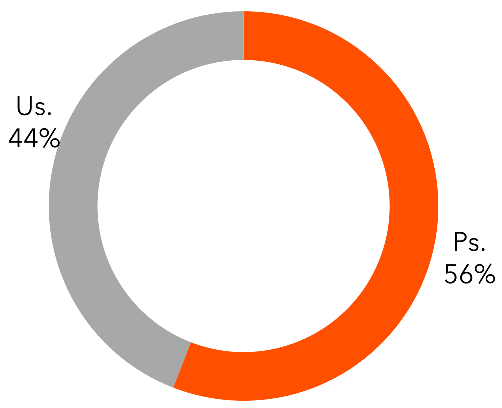
- Average Life of Debt(1): 7.6 years
- Average Cost of Debt(2): 7.83%
- LTV 2Q26: 38.1%
- DSCR: 1.92x
- Fully available Sustainability linked RCF for **Ps. 11.5 billion** + **Us. 1 billion**

- CREDIT RATING

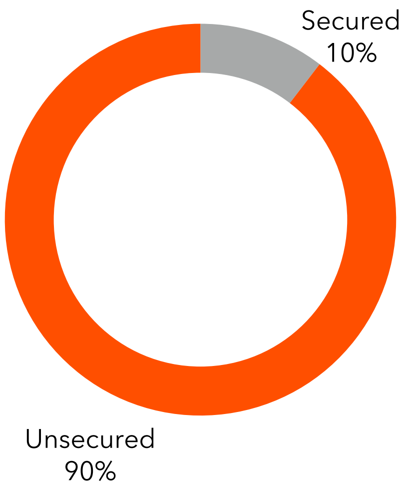
International		Outlook
Moody's	Baa3	Stable
FitchRatings	BBB-	Stable

Local	
FitchRatings	AAA (Mx)
HR Ratings Credit Rating Agency	AAA (Mx)

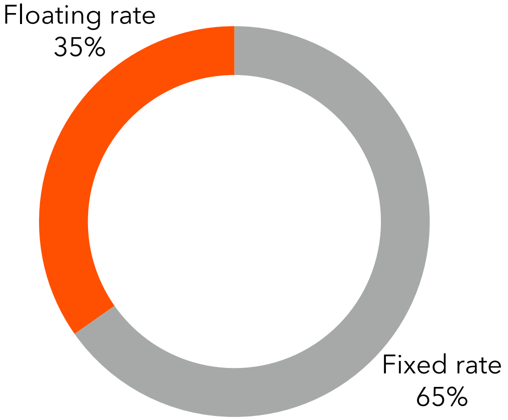
Ps. vs Us.



Secured vs Unsecured



Fixed Rate vs Floating Rate

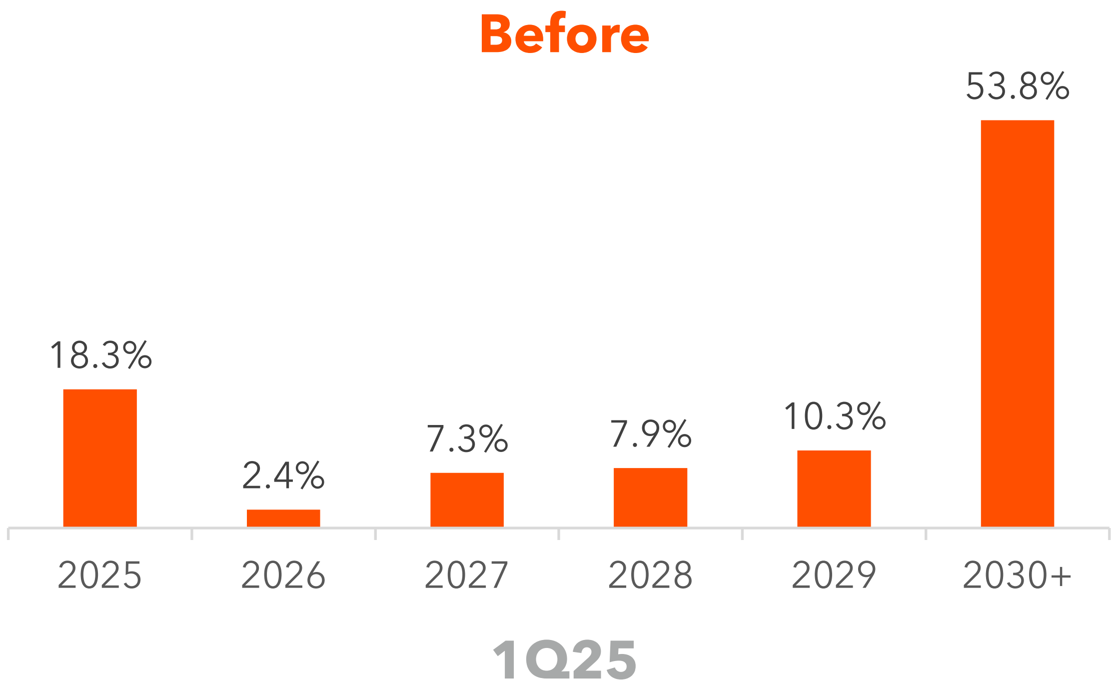


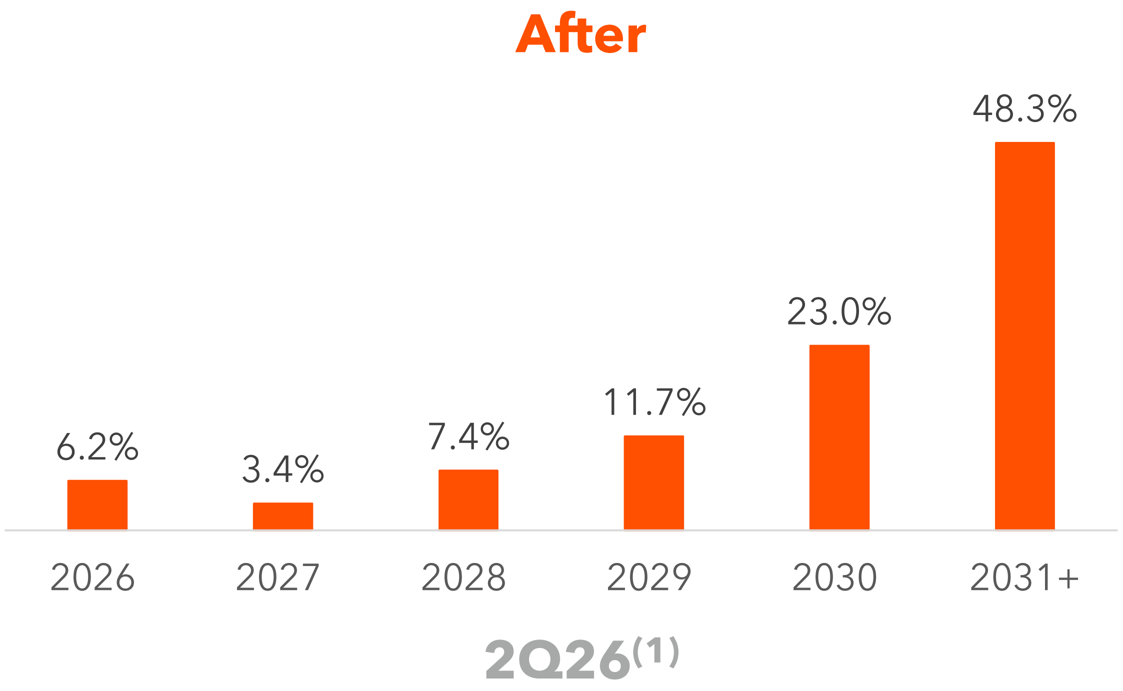
(1) August 2026
(2) Includes the effect of financial derivatives.

FUNO

Maturity Profile

We continue to work on refinancing the short-term debt to extend our maturity profile.

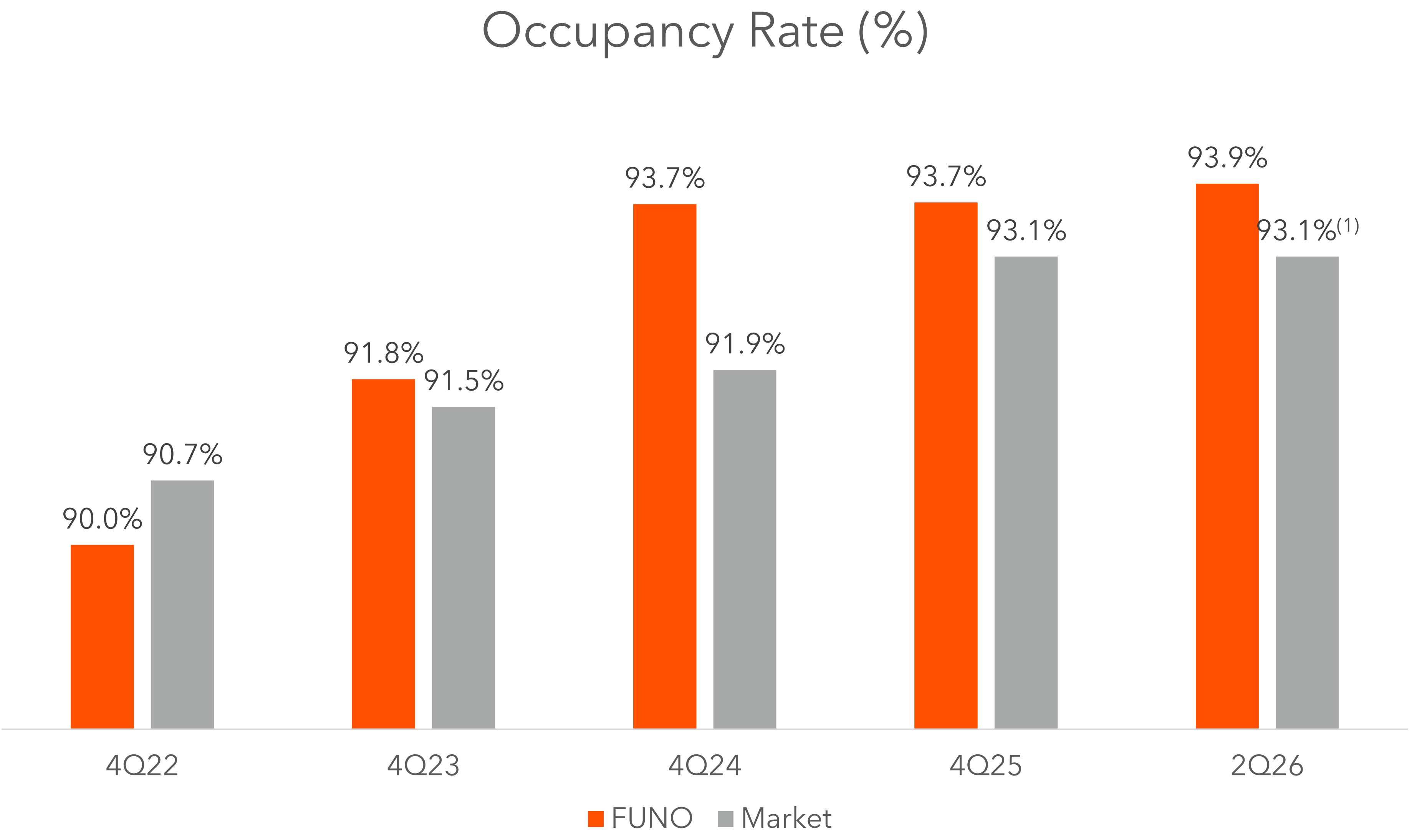




(1) As of August 10, 2026

RETAIL SEGMENT

RETAIL MARKET



Source: FUNO (2Q26) and Colliers Retail Market Report 1S26.
(1) Occupancy at 1S26

TOP TENANTS - RETAIL

Fibra Uno´s retail portfolio is highly diversified, not only by geography but also by quantity and type of tenants.

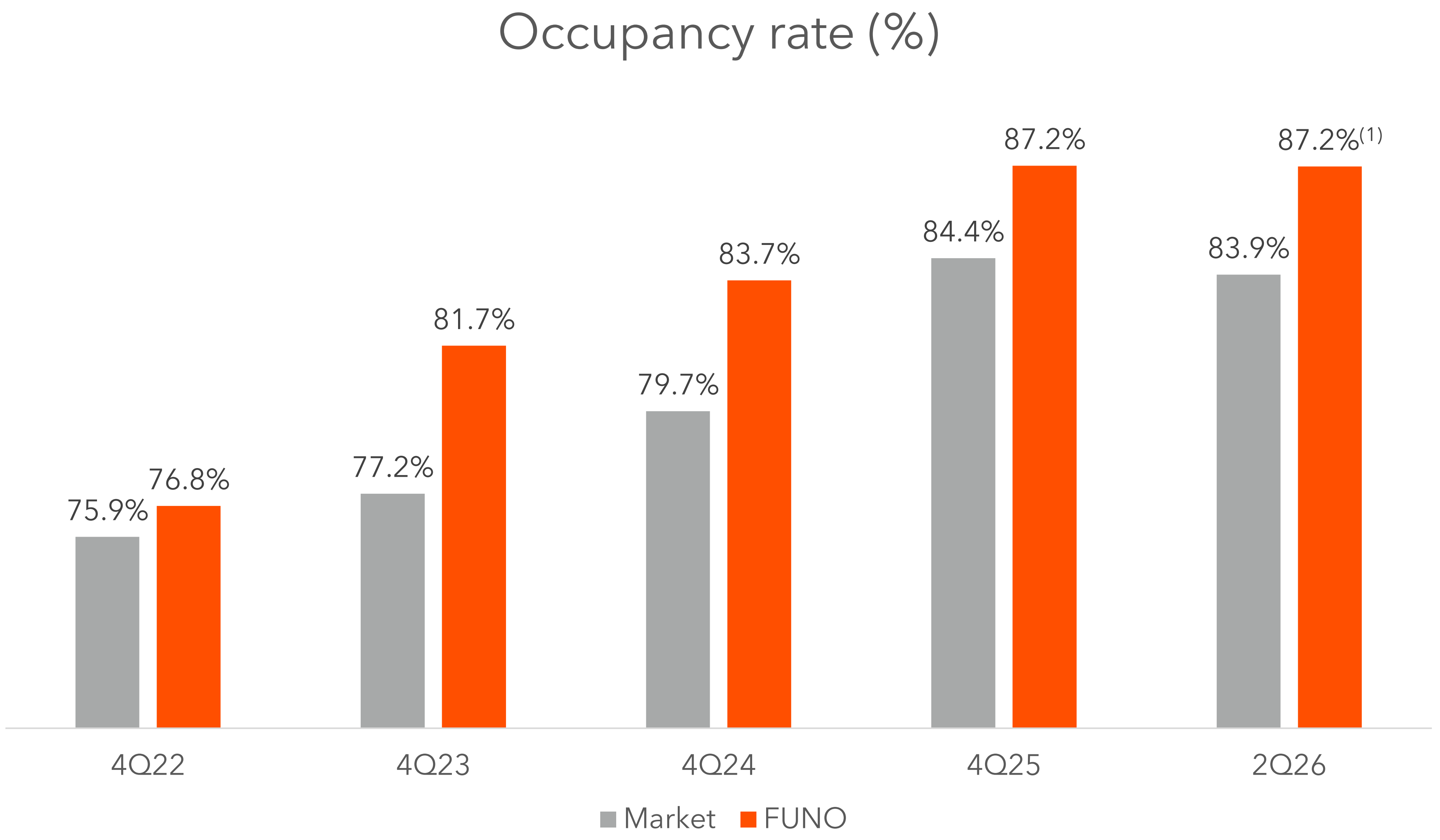
Top	Sector	ABR%
1	Supermarket	17.6%
2	Entertainment	3.2%
3	Department Stores	2.5%
4	Food & Beverage	2.5%
5	Wellness	2.1%
6	Department Stores	1.8%
7	Professional Services	1.8%
8	Entertainment	1.7%
9	Department Stores	1.7%
10	Fashion	1.1%
	Total	**35.9%**

FUNO´S RETAIL PORTFOLIO

FUNO

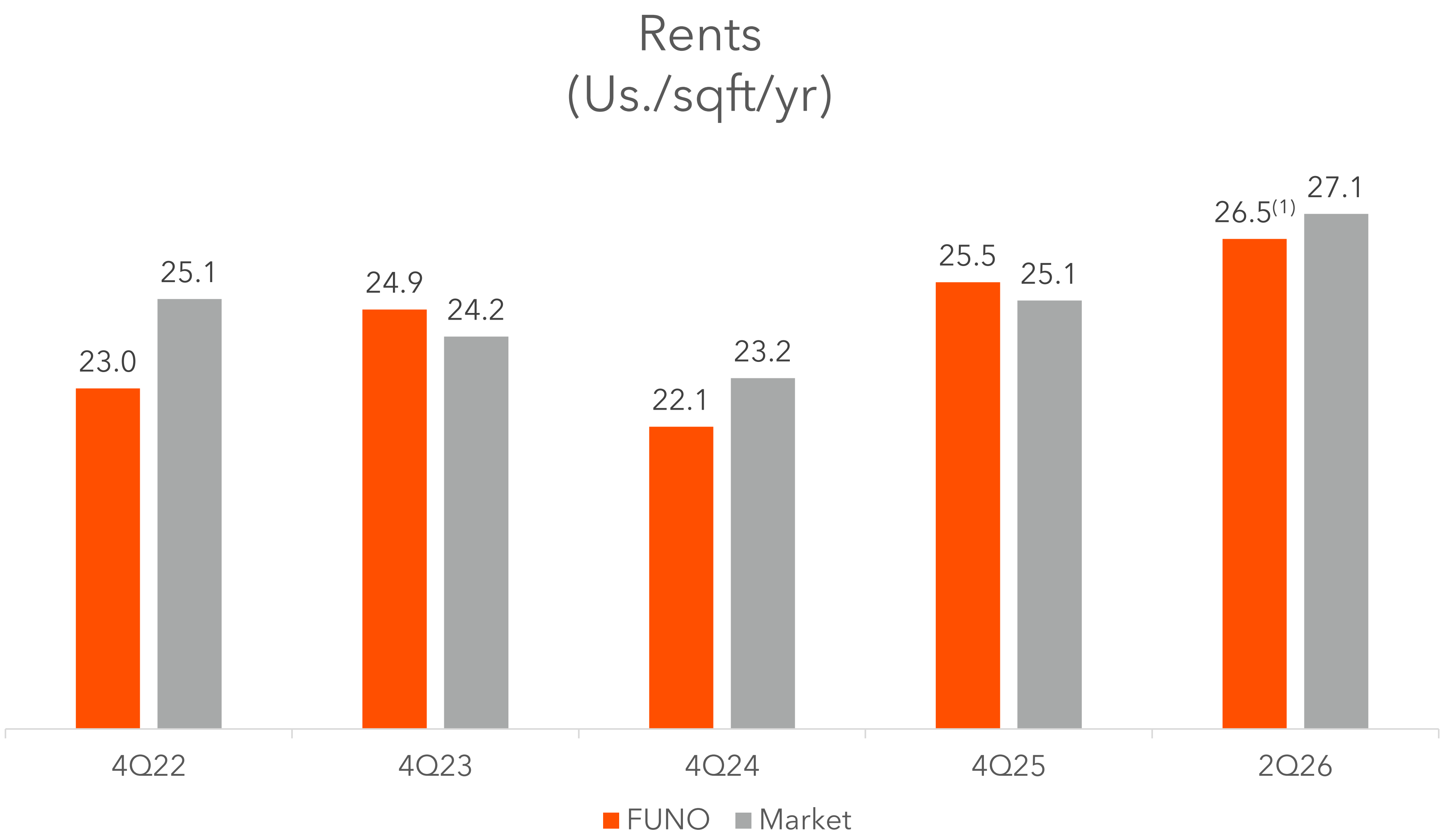
OFFICE SEGMENT

OFFICE MARKET



Source CBRE Office market report as of 2Q26.
(1) FUNO's Office class A/A+ occupancy

OFFICE MARKET



Source CBRE Office market report as of 2Q26.

(1) FX= 17.48.

TOP TENANTS - OFFICE

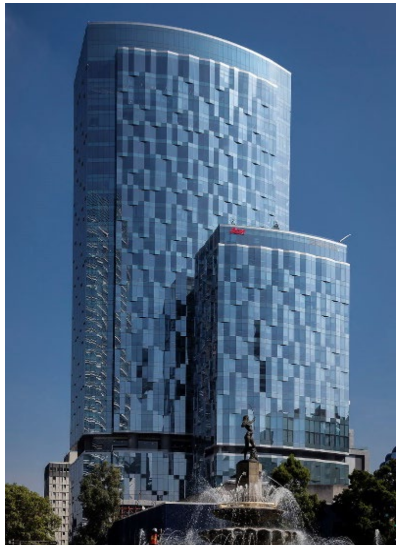
Fibra Uno´s office portfolio has irreplaceable buildings on prime locations which are one of the main attractions to our tenants.

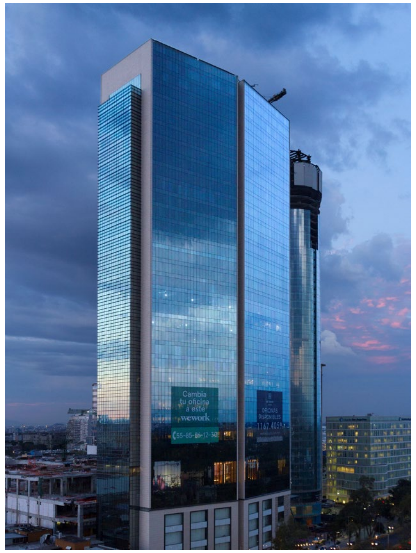
Top	Sector	ABR %
1	Education	10.8%
2	Co-Working Space	8.8%
3	Professional Services	7.8%
4	Government	3.4%
5	Professional Services	2.2%
6	Health and Pharma	1.9%
7	Health and Pharma	1.8%
8	Education	1.6%
9	Health and Pharma	1.6%
10	Commercial Services	1.5%
	Total	**41.4%**

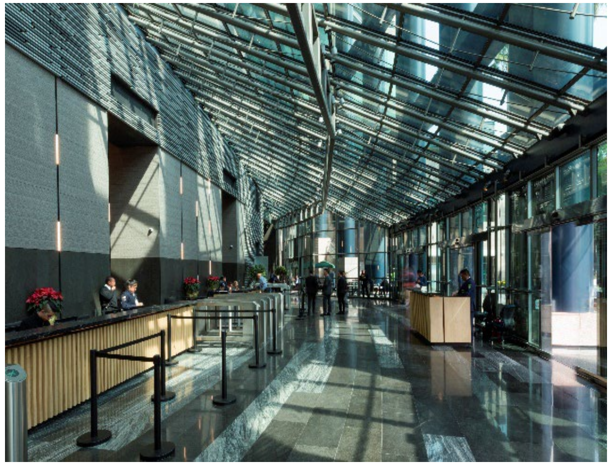
AT&T Deloitte. SANOFI AON citibanamex SEP SECRETARÍA DE EDUCACIÓN PÚBLICA L'ORÉAL Santander MARSH wework Uber SAT volaris

FUNO

FUNO´S OFFICE PORTFOLIO

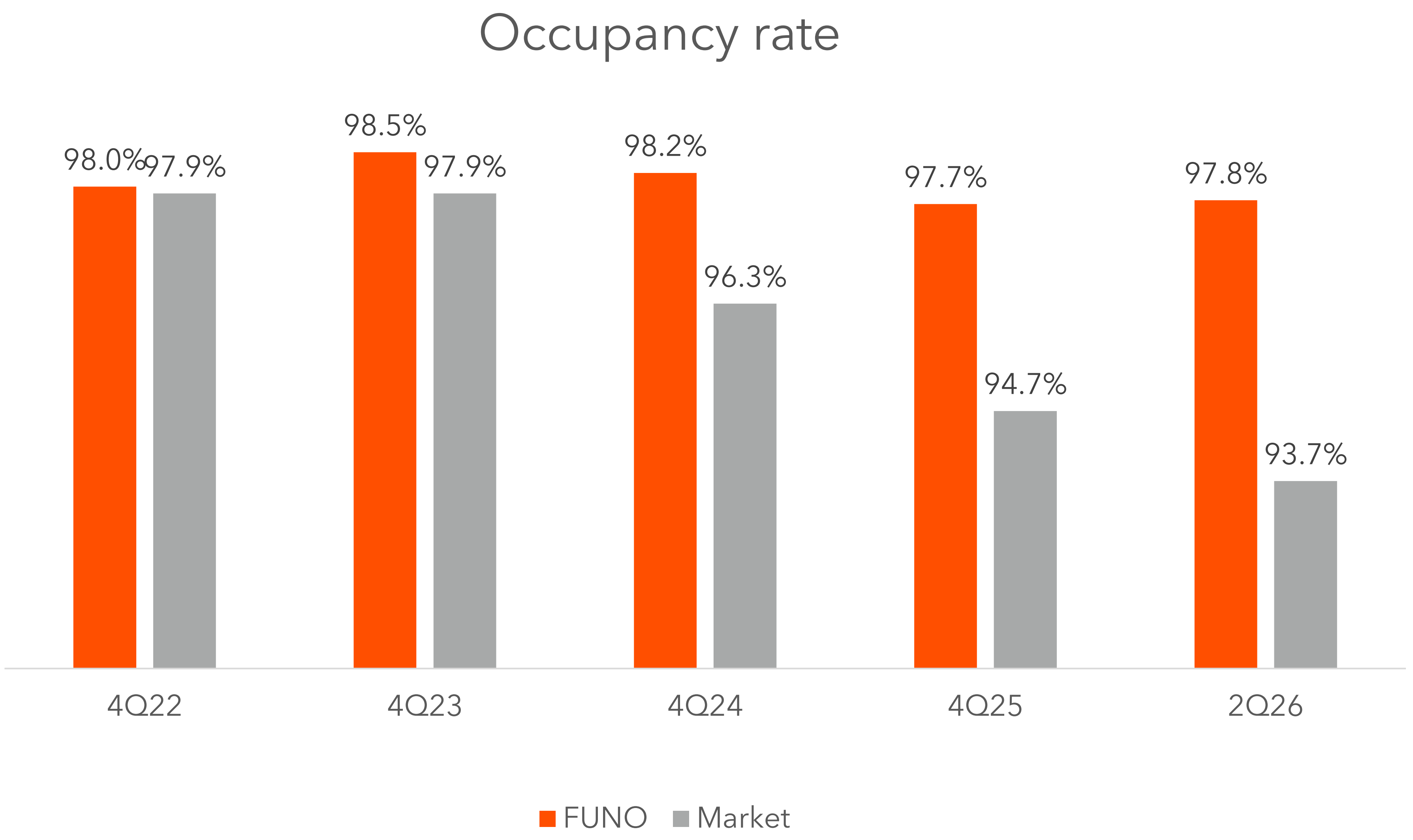






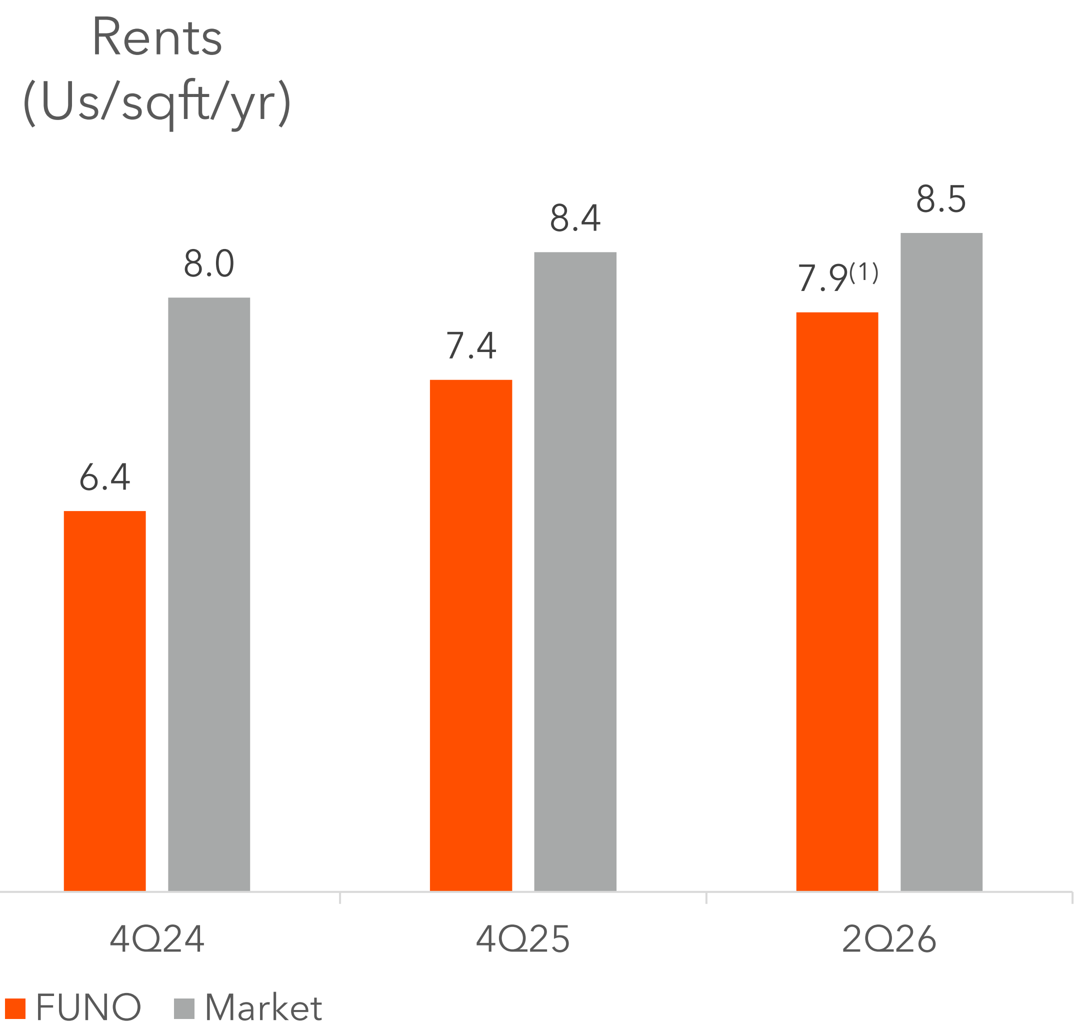
INDUSTRIAL SEGMENT

INDUSTRIAL MARKET



Source: CBRE Mexico Industrial Market Report as of 2Q26.

INDUSTRIAL MARKET



Source: CBRE Mexico Industrial Market Report as of 2Q26
1) FUNO´s industrial average rents exclude business parks. FX 2Q26: 17.48 MXN per USD.

TOP TENANTS - INDUSTRIAL

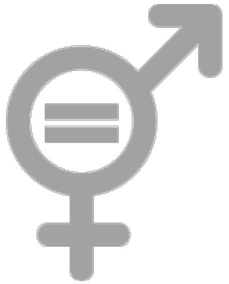
Fibra Uno´s industrial portfolio has over 500 tenants who cherish their proximity to main highways, roads and connection points to the whole country.

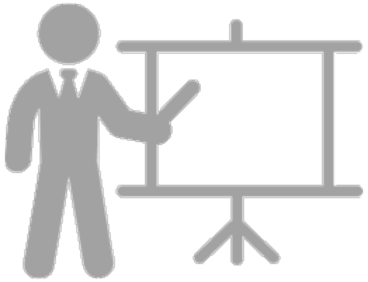
Top	Sector	ABR %
1	Logistics	3.4%
2	Supermarket	2.3%
3	Food & Beverage	1.9%
4	Logistics	1.8%
5	Supermarkets	1.7%
6	Food & Beverage	1.6%
7	Supermarket	1.3%
8	Logistics	1.2%
9	Food & Beverage	1.1%
10	Logistics	1.0%
	Total	**17.0%**

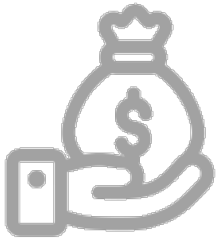
FUNO´S INDUSTRIAL PORTFOLIO

SUSTAINABILITY AT OUR CORE

Governance







- Internalization of the Advisor
- Board refreshment and C-Suite succession plan
- Increase by 20% Gender Diversity at the Board Level
- Training Board Members on ESG matters
- New compensation plan approved in 2024 now includes ESG criteria.

2030 ESG Strategy

ENERGY
Consume 20% of renewable energy on our properties

SCIENCE BASED TARGET
Reduce our total emissions by 67% tCO_2e

WASTE
Zero waste

CERTIFICATIONS
Certify 4.4 million sqm LEED, BOMA or EDGE = 37.7%

BIODIVERSITY
Rehabilitate/Reforest /Maintain 50 km of green areas

SOCIAL
Invest Ps. 160 million in projects with social impact in order to create positive effects in at least 300 communities where we operate

SAFETY
Zero accidents

DEBT
Have a sustainable or sustainability-linked of the 100% new debt

DIVERSITY
20% of our employees belong to a priority group*

INDEPENDENCE
Increase the % of independent board members in the technical committee

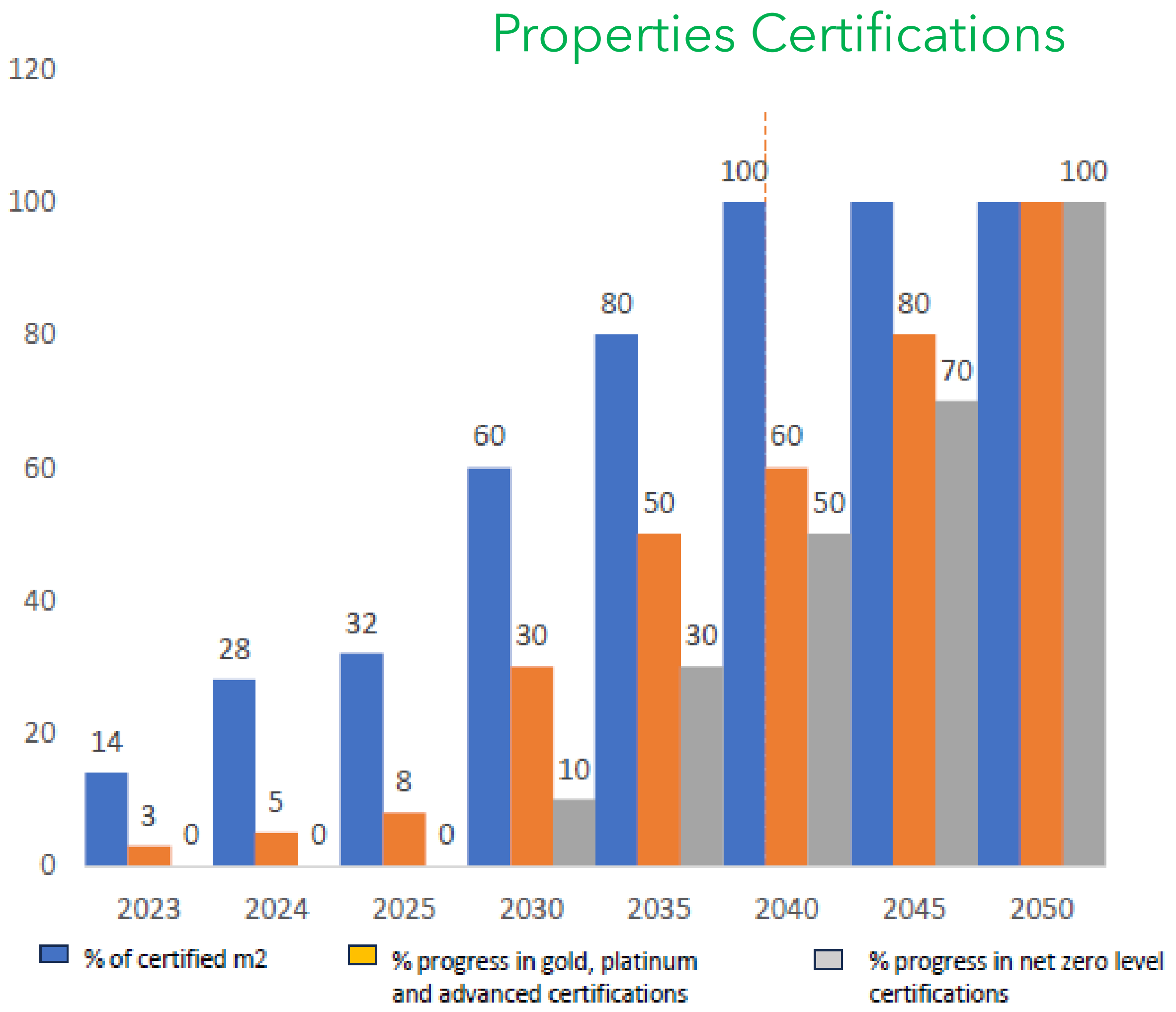
GENDER EQUALITY
Increase the percentage of women on the Board

CORPORATE GOVERNANCE CONTINUITY
Update the succession plan for all of FUNO´s government entities

TRAINNING
Provide continuous ESG trainning to Board members

* People with disabilities, single parents, LGBTQ+, indigenous groups, migrants.

Net Zero Strategy 2050



- By 2040 the entire portfolio must be certified EDGE or LEED
- By 2050 the entire portfolio Will be certified LEED ZERO or EDGE ZERO.
- Requieres retrofittings, energy and water efficiency investments, acquisition of renewable energies and ecosystem conservation strategies.

(1) The EDGE certification includes embedded carbon.

Recent ESG Accomplishments

1 Sustainable Finance Mechanisms ~Us. 5.0 bn

2 Member of the S&P Sustainability Yearbook

3 S&P recognized FUNO® as top best 15% worldwide on ESG practices.

SUSTAINALYTICS
2023
ESG REGIONAL TOP RATED

4 MSCI ESG RATINGS

BBB

CCC | B | BB | BBB | A | AA | AAA

As of Feb 2026

5 First Office and Industrial properties in the world to be certified under LEED V5